



High Road Leyton, Leyton, E10 5QN

£35,000 Per Annum



****TURKISH RESTAURANT ESTABLISHED SINCE 2006 SITUATED ON HIGH ROAD LEYTON / EXISTING BUSINESS FOR SALE - PREMIUM (including all fixtures and fittings): £180,000 – 1560 SqFt****

OC Commercial has the pleasure of presenting a well-known, authentic Turkish restaurant, situated on High Road Leyton. This 80-100 cover restaurant is currently running as 'Anatolia', and has been established since 2006 with a great reputation and brilliant reviews.

Other benefits include access to the property from a rear entrance, front and rear seating, basement/kitchen conversion, additional security with an electric shutter, alarm system/CCTV, and is situated on a busy road with heavy footfall.
(Permitted Opening Times: 10am – 11pm)

LEASE TERM: New renewable lease to be granted (maximum 20 year lease)

RENT: £35,000 Per Annum (payable quarterly)

DEPOSIT: 3 months

RATES: Small business rates relief upon application to local authority

EPC: To be provided

VAT: N/A

SERVICE CHARGE: N/A

PREMIUM/GOODWILL: £180,000 (inclusive of fixtures and fittings)

LEGAL COSTS: Tenant and Landlord to pay their own solicitor's fees

- EXISTING BUSINESS FOR SALE - PREMIUM: £180,000
- 80 -100 COVERS
- CONVERTED BASEMENT/KITCHEN
- WALKING DISTANCE TO LEYTON STATION
- NEW RENEWABLE LEASE TO BE GRANTED
- PREMIUM/GOODWILL: £180,000 (inclusive of fixtures and fittings - minus kitchen equipment)
- ESTABLISHED SINCE 2006

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

High Road Leyton, London, E10
 Approx. Gross Internal Area = 145.0sqm / 1560.7sqft



commercial Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (38-54) E | | (38-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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